

MINUTES OF THE REGULAR MEETING OF THE
ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF NEWPORT NEWS,
VIRGINIA AND THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE
CITY OF NEWPORT NEWS, VIRGINIA

Ms. Smith-Brown called the meeting to order at 9:00 a.m. on Friday, August 6, 2021, in the Grand Ballroom Salons III, IV and V of the Newport News Marriott Conference Center at 740 Town Center Drive, Newport News, Virginia.

Those members present were:

Jennifer Smith-Brown, Chair
Faye P. Gargiulo
Howard H. Hoege, III
Jonathan P. Skinner
Cathy T. Williams
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

Alonzo R. Bell, Jr. (excused)
Jameka R. Johnson (excused)
Cynthia D. Rohlf, City Manager, ex-officio (excused)

Legal Counsel:

Raymond H. Suttle, Jr.
Conway Sheild

Staff:

Cherry Croushore, Assistant Secretary
Jameson LeClair, Recording Secretary

Also present:

Alan Archer, Assistant City Manager
Robert Pealo, Deputy City Attorney

EDA/IDA Board Meeting

August 6, 2021

Page 2

Call to Order

Ms. Smith-Brown opened the meeting and welcomed everyone.

Secretary/Treasurer's Report

Mrs. Kingston reported that two competitive funding applications were recently submitted to the Virginia Department of Housing and Community Development, and noted that staff continued to pursue opportunities to take advantage of grant programs in support of City and EDA initiatives. She reminded the Board that through the implementation of the CNI grant and associated Critical Community Improvement Plan, the EDA would be rehabilitating the property at 2510 Jefferson Avenue, the building directly adjacent to "The Offices @ Two Five & J". Mrs. Kingston advised that an application was submitted for \$600,000 in funding from the Industrial Revitalization Fund to support building rehabilitation, along with a funding request for \$150,000 from the Virginia Statewide Business District Resurgence Grant Fund—a new program supporting commercial activities in historically economically disadvantaged communities. She stated that the proposed activities included a Southeast Community Commercial District Assessment, expansion of the Micro Enterprise Grant Program to the full Southeast Community, and delivery of business consulting and technical assistance through Point Management Group. She advised the Board that their expertise and experience would be requested to assist with business consulting and mentorship. Mrs. Kingston noted that a handout was provided to Board Members summarizing the two grant submissions and that she expected to receive determinations on both sometime in the fall.

Mrs. Kingston stated that in February 2021, the EDA committed a \$600,000 grant match to Newport News/Williamsburg International Airport, as the Airport pursued a United States Department of Transportation Small Community Air Service Development Program Grant (SCASDP). She stated that the EDA matching funds were on-hand and derived from the dissolution of the former Peninsula Ports Authority of Virginia (PPAV), and were granted from PPAV to the EDA in order to enhance air service. Mrs. Kingston advised that the EDA's commitment specified the use of funds to be part of a minimum revenue guarantee agreement to be developed for potential air service between Dulles and Newport News/Williamsburg International Airport, subject to the Airport receiving a SCASDP grant award. She explained that over 30 support letters were included in the Airport's SCASDP grant application, from State and local government, regional organizations, legislators and the private sector, and that she was pleased to share that the Airport had recently been awarded a SCASDP grant in the amount of \$847,646.

Mrs. Kingston reported that two EDA-related projects, Carter Funeral Home and indieDwell, had submitted their required rezoning applications to the City's Planning Department, and that they were scheduled to be presented to the Planning Commission at its September 1st and October 6th meetings, respectively. She stated that staff had been working in support of the applications.

Mrs. Kingston informed the Board that as part of the ongoing Peninsula Home-Based Business Network Lunch-and-Learn series, Newport News would be the host community for the virtual event on August 11th, from noon until 1:00 pm. She advised that the theme of the lunch-and-learn was "Show Me The Money: Funding Your Home-Based Business", and that Matt Johnson would be moderating a panel discussion via Zoom webinar, and would discuss some of the funding options available for home-based businesses. Mrs. Kingston noted that Tricia Wilson would be one of the panelists, along with Debra Farley of Hampton Roads Small Business Development Center and Belinda Aboagye of BayPort Credit Union, and welcomed Board Members to participate.

Mrs. Kingston reported that representatives from the City's new branding consultant, North Star Place Branding + Marketing, would be in town for several days the following week with a full schedule of tours, interviews and focus groups, and that staff had been working in support of the Communications Department to schedule the tour and other activities, including an interview with Chair Smith-Brown and Board Member Gargiulo.

Mrs. Kingston stated that the Monthly Financial Statements were in Board Members' packages and noted a few highlights. She asked if there were any questions and there were none.

Mrs. Kingston acknowledged that the Acting City Manager, Alan Archer, was attending in the City Manager's absence.

Assistant Secretary's Report

Ms. Smith-Brown asked for the Assistant Secretary's Report, and Ms. Croushore advised the Board that the Committee Meeting Schedule was in their packages and noted relevant details.

Madison Government Affairs' Consultant Report

Ms. Smith-Brown advised the Board that the Madison Government Affairs Report was in written format and asked if there were any comments or questions. There were none.

At 9:09 a.m., Mr. Skinner moved for the Authority to go into a closed meeting pursuant to VA Code Section §2.2-3711.A: Real Estate (3) and Prospective Business (5) for the following purposes and subjects: (3) Discussion or consideration of the acquisition of real property for a public purpose or of the disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, the subject of which is proposed property dispositions in the southern section of the City; and (5) Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community, the subject of which is an unannounced expansion of an existing business located in the northern section of the City and an existing business located in the central section of the City and a prospective business interested in locating in the northern section of the City. Mr. Hoege seconded the motion, which passed unanimously on a roll call vote.

At 9:49 a.m., the EDA/IDA Board returned to open session following a certification motion by Mr. Skinner, in accordance with VA Code Section §2.2-3712(D) that to the best of each member's knowledge: (D) (i) only public business matters lawfully exempted from open meeting requirements under this chapter; and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body. Mr. Hoege seconded the motion, which passed unanimously on a roll call vote.

Committee Reports

Ms. Smith-Brown called for the Committee Reports, and Ms. Williams presented the Design Review Committee Report, which passed unanimously on a roll call vote. Ms. Gargiulo presented the Marketing Committee Report, which did not require Board ratification. Mr. Hoege presented the South Newport News Committee Report, which did not require Board ratification.

Approval of Minutes of the Regular Meeting of July 9, 2021

Ms. Smith-Brown asked for approval of the Minutes of the Regular Meeting of July 9, 2021. Ms. Gargiulo so moved, and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

Unfinished Business

Ms. Smith-Brown asked for any unfinished business. Mrs. Kingston reported that Wilcox Business Properties, LLC had secured and executed a purchase agreement for the Elmhurst Street property and that finalization on the contract for the EDA to purchase the current Wilcox property at 801 Omni Boulevard was anticipated to be brought to the Board for review and approval.

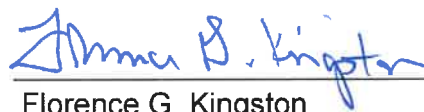
New Business

Ms. Smith-Brown asked for any new business. Mrs. Kingston advised that the EDA's existing parking lot landscaping maintenance contractor was Venture Turf, which had been maintaining landscaping for 13 EDA parking lots for approximately 4 years, the majority of which were Downtown. She noted that due to employment staffing shortages, the company could no longer maintain its contract obligations, having given written notice to the City's Purchasing Department to relinquish all of its City contracts, effective August 31, 2021. Mrs. Kingston explained that the EDA was working with the City's Purchasing Department to add the parking lots currently maintained by Venture Turf to an existing City contract beginning September 1, 2021 through March 31, 2023, and that the new contractor and cost had not yet been determined.

Mrs. Kingston stated that since high-quality landscape maintenance and appearance was a City-wide priority, and in light of the City's ongoing initiatives in the Downtown area, it was critical that there be no lapse in EDA parking lot landscaping maintenance, and was therefore, seeking a Motion to delegate authority to the Executive Committee to authorize a new EDA parking lot landscaping maintenance contract, as negotiated by the City's Purchasing Department and EDA staff. Ms. Garguilo emphasized the importance of maintaining landscaping and aesthetics on EDA property as it reflects on the City's image. Ms. Garguilo moved for approval, and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

EDA/IDA Board Meeting
August 6, 2021
Page 6

There being no further business to come before the Board, Ms. Smith-Brown adjourned the meeting at 10:03 a.m.



Florence G. Kingston
Secretary/Treasurer

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ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Design Review Committee
SUBJECT: Chair's Report
DATE: August 6, 2021

The Design Review Committee met on July 17th. The Committee considered a request by ATCS, on behalf of Diversified Properties of VA, LLC and Hamner Development Company, for approval of a site plan for proposed site modifications at 895 City Center Boulevard, in Oyster Point of Newport News. Upon review, the Committee voted unanimously, to recommend approval of the request, subject to all applicable City codes and regulations.

This Report requires Board ratification.



Jonathan P. Skinner

JPS:mej

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Date, Time and Location: July 17, 2021, at 8:00 a.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Alonzo R. Bell, Jr., Cathy Williams, Carl Breiner, Robert Mann, Teresa Nettles, Sylvia Weinstein, Elizabeth Willis

Members Absent: Jonathan P. Skinner, Thomas Herbert, Bryan Trainum,



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Marketing Committee
SUBJECT: Chair's Report
DATE: August 6, 2021

The Marketing Committee met on July 15th. Staff presented highlights of the City's 23rd Street/Downtown Initiative, a plan for the City's vision for transformation in the downtown waterfront area ("The Yard"). Members were enthusiastic and pleased to learn about upcoming improvements which will drive traffic and bring new opportunities to the area.

This Report does not require Board ratification.



Faye P. Gargiulo

FPG:rn

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Date, Time and Location: July 15, 2021 at 11:00 a.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Faye Gargiulo, Jameka Johnson, Jennifer Smith-Brown, Gary Hunter, Dan Powell

Members Absent: Don Blankenship



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, South Newport News Committee
SUBJECT: Chair's Report
DATE: August 6, 2021

The South Newport News Committee met on July 14th. The Committee was provided a tour of the Chesapeake Bay Packing facility located at 703 Jefferson Avenue in the City's Seafood Industrial Park. The Committee was guided through one of the City's hidden gems, recognized as a leader in the scallop processing industry, and known for its worldwide distribution of high-quality, fresh and frozen scallops. Committee members were advised on the practice of how scallops are tested for water-density and quality, stored briefly in a saltwater brine, then frozen and packaged according to their size. Members were informed of the current travel routes and trawling practices in place to locate the scallops brought into the facility. Committee members also learned that not only is the company a long-standing business in the City's SIP, but the majority of the company's employees live in Newport News, and a significant number reside in the surrounding Southeast Community.

Although Committee members were not provided samples of the abundant number of scallops stored in the company's cold-room or given a free tasting, we were all proud to know this company exists in our City. This is yet another example of how a Newport News company continues to impact its community, its country and even the world.

This Report does not require Board ratification.


Howard Hoega

HH:mar

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Date, Time and Location: July 14, 2021, 1:30 p.m. at the Chesapeake Bay Packing seafood processing facility located at 703 Jefferson Avenue, Newport News, VA 23607

Members Present: Howard Hoega, Faye Garguilo, Carl Burt, Troy Smith, Jr. and Richard Coleman

Members Absent: Cathy Williams